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## APPENDICES

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## APPENDIX A

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Notice of Preparation  
Vista Oaks and Highlands Parcel A Subdivisions  
Draft Environmental Impact Report

**Date:** December 17, 2004

**To:** Organizations and Interested Persons

**Lead Agency**

City of Rocklin  
Community Development Department  
3970 Rocklin Road  
Rocklin, CA 95677  
Contact: **David Mohlenbrok**, (916) 625-5160  
Fax (916) 625-5195

The City of Rocklin will be the Lead Agency and will prepare an environmental impact report ("EIR") for the project identified below. The City is requesting the comments of agencies as to the scope and content of the environmental information which is germane to each agency's statutory responsibilities in connection with the proposed project. An agency may need to use the EIR prepared by the city when considering a permit or other approval of the project.

**Submitting Comments**

Due to the time limits mandated by State law, a response must be sent at the earliest possible date but not later than, **5:00 pm on TUESDAY, JANUARY 18, 2005**, 30 days after receipt of this notice.

Please send responses to Mr. Mohlenbrok at the address shown above. The response should include the name of a contact person at the agency should the City require clarification of the comments provided.

**Scoping Meeting**

An agency scoping meeting will be held regarding the proposed EIR for the Vista Oaks and Highlands Parcel A Subdivisions at the City of Rocklin City Council Chambers, 3970 Rocklin Road, Rocklin, California on Tuesday, January 4, 2005 from 4:00 p.m. to 6:00 p.m.

## **I. Project Title**

### **Vista Oaks and Highlands Parcel A Subdivisions.**

## **II. Project Locations**

### **Regional Setting**

The City of Rocklin is approximately 25 miles northeast of the state capitol, Sacramento, and is within the County of Placer (See Figure 1, Regional Location Map). Surrounding jurisdictions include: Placer County to the north and northeast, the Town of Loomis to the east and northeast, and the City of Roseville to the south and southwest.

### **Local Setting**

#### *Surrounding Lands*

The Vista Oaks and Highlands Parcel A project sites are located in the southeast corner of the City of Rocklin. Surrounding lands to the southeast within the City limits of Rocklin include the approved Highlands subdivision. The existing Rustic Hills subdivision is located immediately north of the Highlands Parcel A site and to the northeast of the Vista Oaks site. The Granite Lakes Estates subdivision, which is anticipated to begin construction soon, is located adjacent to the eastern border of the Highlands Parcel A site. Interstate 80 (I-80) is adjacent to the northwest side of the Vista Oaks project site. Across I-80 is Rocklin's Woodside Community Planning Area. Located just south of the Vista Oaks project site is another project called Vista Oaks, which is located in the City of Roseville, and further east, the Stoneridge Specific Plan area, which is also located in the City of Roseville.

#### *Vista Oaks Project Site*

The Vista Oaks project site consists of two parcels totaling approximately 93.2+/- vacant acres located southeast of and adjacent to Interstate 80, between the terminus of China Garden Road and the Highway 65 southbound merge on to eastbound I-80. The project area includes a portion of Secret Ravine Creek and its 100-year floodplain (See Figure 2, Project Location Map). The Vista Oaks portion of the site is identified as Placer County Assessor's Parcel Numbers (APNs) 046-010-007 and 046-020-003.

#### *Highlands Parcel A Project Site*

The Highlands Parcel A project site exists adjacent to and directly east of the Vista Oaks site and consists of 30.1+/- acres. Similar to the Vista Oaks project, the Highlands Parcel A project area includes a portion of Secret Ravine Creek and its 100-year floodplain. The Highlands Parcel A site is identified by Placer County APN 046-010-006.

### III. Project Entitlements

Each of the proposed projects requires the following discretionary actions by the Rocklin City Council:

#### **Vista Oaks**

- Certification of the Environmental Impact Report.
- CEQA Findings. The appropriate findings of fact and statement of overriding considerations, if necessary, must be adopted by the City in conjunction with the certification of the EIR.
- Mitigation Monitoring Plan.

- General Plan Amendment

The applicant is requesting a General Plan Amendment for the project site. The General Plan Amendment would relocate the existing boundaries between the areas designated Recreation / Conservation (R-C) and Low Density Residential (LDR). The existing and proposed R-C and LDR acreages for the site are shown below. Please see Figure 3, Vista Oaks General Plan Amendment Exhibit, for further detail.

<u>Land Use</u>	<u>Existing</u>	<u>Proposed</u>
LDR	46.3 AC	33.7 AC
R-C	44.2 AC	59.5 AC
RR	2.7 AC	0.0 AC
Total	93.2 AC	93.2 AC

- Rezone

The applicant is requesting a Rezone of the project site to redistribute Planned Development (PD)-1.5 zoning and Open Area (OA) zoning. The existing and proposed zoning of the Vista Oaks project site are displayed on Figure 4, Vista Oaks Rezoning Exhibit, and are outlined as follows:

<u>Zoning</u>	<u>Existing</u>	<u>Proposed</u>
PD-1.5	50.3 AC	33.7 AC
OA	42.9 AC	59.5 AC
Total	93.2 AC	93.2 AC

- Subdivision Map to subdivide the Vista Oaks site, which consists of 93.2+/- acres, into 100 single-family residential lots and 5 open space parcels.
- General Development Plan which establishes development standards to govern the physical development of the site.

- Oak Tree Preservation Plan Permit to plan for the preservation of oak trees, to allow for the removal of impacted oak trees, and to mitigate impacts.
- Grading Design Guidelines to identify specific grading criteria to be used during development of a portion of the site that is not proposed for pad grading.

### **Highlands Parcel A**

- Certification of the Environmental Impact Report.
- CEQA Findings. The appropriate findings of fact and statement of overriding considerations, if necessary, must be adopted by the City in conjunction with the certification of the EIR.
- Mitigation Monitoring Plan.
- General Plan Amendment  
The applicant is requesting a General Plan Amendment to redesignate the majority of the Highlands Parcel A project site from Low Density Residential (LDR) to Rural Residential (RR), and to reconfigure the boundary of the Recreation/Conservation (R/C) designation on the northern end of the property.
- Rezone  
The applicant is requesting a Rezone of the entire project site from PD 1.5 to PD 0.6.
- Subdivision Map to subdivide the Highlands Parcel A site, which consists of 30.1+/- acres, into 20 single-family residential lots and 4 open space parcels.
- General Development Plan which establishes development standards to govern the physical development of the site.
- Oak Tree Preservation Plan Permit to plan for the preservation of oak trees, to allow for the removal of impacted oak trees, and to mitigate impacts.

## **IV. Project Descriptions**

The project applicants are requesting the necessary entitlements to subdivide two ownerships of land: the Vista Oaks site and the Highlands Parcel A site. The following discussion describes the project components for each of these properties, including land use, infrastructure, wetlands impacts, trail access, tree preservation, grading methods and options, off-site improvements, and the General Development Plan.

## Vista Oaks Subdivision

### *Land Use*

The Vista Oaks subdivision would subdivide 93.2+/- vacant acres into 100 single-family residential lots and 5 open space parcels. The Vista Oaks Subdivision includes the following proposed land uses:

Use	Number of Lots/Parcels	Acres	% of Site
Single Family	100	23.6	25.3
Public Open Space Parcels	3	59.6	64.0
Common Open Space Parcels	2	1.3	1.4
Public Right-of-Way	-	8.7	9.3
<b>Total</b>	<b>105</b>	<b>93.2</b>	<b>100</b>

The single-family residential portion of the Vista Oaks Subdivision would include 100 units with an average lot size of 10,911 +/- square feet. The lot sizes range from 8,024 +/- square feet to 26,574 +/- square feet. The proposed residential units would be a combination of production homes and custom homes.

The open space component of the proposed project includes existing rock outcroppings, oak woodlands, and floodplains, and would be preserved in a combination of public open space parcels and privately-owned common open space parcels for a total open space area of 60.9 +/- acres. Parcels A, B, and E would be dedicated to the City as public open space and the rest of the open space parcels (common open space parcels) would be privately owned and maintained by a Homeowners' Association. The largest open space parcel (Parcel A) contains approximately 58 acres and is located at the end of China Garden Road. Parcel A is anticipated to be a future predominantly passive park. Parcel E, containing approximately 1.5 acres, is also located at the end of China Garden Road and is anticipated to be a future neighborhood park and trailhead. A 10-foot wide paved bicycle/pedestrian trail with 2-foot wide non-paved shoulders on both sides is proposed on the south side of Secret Ravine Creek primarily within the floodplain, providing a trail connection between the Cities of Rocklin and Roseville. A portion of the trail would be located on the adjacent Highlands Parcel A piece to connect to the future trail in the Granite Lakes Estates Subdivision. In addition, the applicant would be required to set aside a portion of the site for a future City sign, which is not included as part of the proposed project.

The Vista Oaks Subdivision also includes the construction of a 14-foot sound wall that would be located adjacent to I-80 along the north side of China Garden Road, beginning at the south end of the existing Caltrans sound wall, and extending slightly beyond the future active park site. The height of the sound wall may vary at different locations depending on the finished pad elevation of the residential lots.

### *Tree Preservation*

A Tree Inventory and Impact Assessment prepared by Sierra Nevada Arborists (dated July 1, 2003) for the Vista Oaks site indicates that the site contains approximately 1,989 oak trees (29,414 inches) of 6-dbh or greater in size. Of these, 291 (2,612 inches) are recommended for removal by the project arborist as they “are in failing health and/or possess poor structures which may create a hazard in a developed environment, or which may be prone to a premature death.” The project is including as an entitlement an Oak Tree Preservation Plan Permit to allow for the removal of approximately 443 trees within the Vista Oaks site.

### *Wetlands Impacts*

Based upon a wetland delineation performed for the Vista Oaks project site, a total of approximately 7.67 acres of jurisdictional wetlands were identified on the project site, which include approximately 1.11 acres of riparian wetlands, 3.09 acres of seasonal wetlands, 0.01 acre of vernal pools, 0.053 acre of channel, 3.40 acres of perennial creek, and 0.01 acre of intermittent drainage. Approximately 0.86 (11.2 %) acres of the 7.67 acres of existing wetlands would potentially be impacted by the development of the Vista Oaks project.

### *Trail Access*

The proposed Vista Oaks project includes a trail connection between the neighborhood park at the end of China Garden Road and the small park/trailhead. This trail is proposed to be approximately 14 feet wide (10-foot wide paved area with 2-foot wide non-paved shoulders on both sides). A bridge designed to accommodate a 40,000 pound fire tender will be constructed over the creek flow channel of Secret Ravine and would serve as an emergency vehicle access to Phase 1.

### *Grading Methods/Options*

Residential lots for the Vista Oaks site would either be pad graded or graded on a limited basis consistent with proposed Grading Design Guidelines. The net soil displacement for the project is anticipated to be approximately 3,900 cubic yards cut from the site, exclusive of limited graded lots.

### *Off-Site Improvements*

The Granite Lakes Estates subdivision, located adjacent to the eastern border of the Highlands Parcel A piece, has been approved by the City of Rocklin; however, the subdivision and corresponding infrastructure have not been built. Development of the proposed Vista Oaks and Highlands Parcel A projects requires a portion of the Granite Lakes Estates subdivision infrastructure improvements to be constructed, such as Monument Springs Drive, the Monument Springs Drive extension (bridge) across Secret



Ravine Creek, and the 12-inch water line. A possibility exists that the proposed Vista Oaks and Highlands Parcel A project may be implemented prior to the beginning of construction of the Granite Lakes Estates subdivision. At such a time, infrastructure improvements identified for Granite Lakes Estates would have to occur in order to serve the proposed project site. These off-site infrastructure improvements, including Monument Springs Drive, the bridge, and the water line, have previously been addressed in the Granite Lakes Estates EIR. Any development of the off-site infrastructure improvements for the proposed project would be in compliance with mitigation measures identified in the Granite Lakes Estates EIR.

### *General Development Plans*

The Vista Oaks General Development Plan will establish development standards for this project, and is intended to encourage development of the property in a manner that integrates development with the natural environment. The Vista Oaks General Development Plan will allow development of up to 100 units of single-family residential lots on the site, with a minimum lot size of 8,024 square feet.

### **Highlands Parcel A Subdivision**

#### *Land Use*

The Highlands Parcel A Subdivision would divide 30.2+/- acres into 20 single-family residential lots and 4 open space parcels. The Highlands Parcel A Subdivision includes the following proposed land uses:

<b>Use</b>	<b>Number of Lots/Parcels</b>	<b>Acres</b>	<b>% of Site</b>
Single Family	20	5.8	19.3
Open Space Parcels	4	22.9	75.9
Public Right-of-Way	-	1.5	4.8
<b>Total</b>	<b>24</b>	<b>30.2</b>	<b>100</b>

Lot sizes of the single-family residential portion of the project site would range from 11,050 square feet to 15,160 square feet, with an average lot size of approximately 12,661 square feet. The proposed plan has been configured to preserve existing natural resources, archaeological sites, and valley elderberry longhorn beetle conservation areas located on the project site, within proposed open space parcels A, B, and C. Open Space Parcel A would preserve 20.06 acres of vegetation and wetlands along the southern side of Secret Ravine Creek, which borders the project area to the north. Open Space Parcel C would preserve 0.70 acres and would be located opposite Open Space Parcel A across from proposed Monument Springs Drive. Open Space Parcel B would consist of 1.99 acres located in the southeast corner of the project site. Open Space Parcel D would consist of 0.12 acres located in the southwest corner of the project site. Each open space parcel would be dedicated to, and maintained by the City of Rocklin. The Highlands Parcel A Subdivision would be served by a single street, an extension of Monument

Springs Drive, which would extend through the project to the proposed Vista Oaks Subdivision and then connect to the Highlands development in Rocklin and the Vista Oaks and Stoneridge Specific Plan Area within the City of Roseville (a separate Vista Oaks project has been approved and is currently under construction in the City of Roseville directly south of the Vista Oaks piece of the Rocklin site). Roadways would consist of 1.46 acres, in addition to a 10 foot wide paved public trail with two foot unpaved shoulders, which would connect to future off-site trails within Granite Lakes Estates and the Vista Oaks Subdivision (analyzed in this EIR). The trail would be located to the south of Secret Ravine Creek within Open Space Parcel A.

#### *Tree Preservation*

Approximately 380 oak trees of a size 6-dbh or greater are located within the developable portions of the Highlands Parcel A site. Like the Vista Oaks project, the Highlands Parcel A project also includes as an entitlement an Oak Tree Preservation Plan Permit to allow for impacts to as many as 173 oak trees from the Highlands Parcel A site.

#### *Wetlands Impacts*

A total of 1.37 acres of wetlands exists on the Highlands Parcel A site. Approximately 0.18 acre of the total 1.37 acres of wetlands on Highlands Parcel A would potentially be impacted as a result of the development of the Highlands Parcel A project.

#### *Trail Access*

The Highlands Parcel A project would extend the 14-foot wide trail from the Vista Oaks site to connect to the trail at the Granite Lakes Estates site to the east.

#### *Grading Methods/Options*

Residential lots for the Highlands Parcel A project would be pad graded with the project's subdivision improvements. The net soil displacement for the Highlands Parcel A project would be approximately 700 yards cut from the site.

#### *Off-Site Improvements*

The off-site improvements discussed above in the Vista Oaks description would also serve the Highlands Parcel A project; therefore, please refer to the above off-site improvements discussion provided above for the Vista Oaks proposed subdivision.

#### *General Development Plans*

As with the proposed Vista Oaks subdivision, the Highlands Parcel A General Development Plan will establish development standards which attempt to integrate development of the project site with the surrounding natural environment. The General

Development Plan for this site will allow development of up to 20 single-family residential lots with a minimum lot size of 11,050 square feet.

### **Infrastructure Plans for both Vista Oaks and Highlands Parcel A Subdivisions**

The following infrastructure discussions would apply to both the Vista Oaks and Highlands Parcel A Subdivisions.

#### *Water*

The project area is within Placer County Water Agency's (PCWA) service area for domestic water supply. Water supply facilities would be constructed to PCWA standards and would be operated and maintained by PCWA. The delivery of potable water will be provided to both project sites in a manner consistent with the obligations accepted by PCWA pursuant to the Water Forum Agreement.

Each subdivision's water lines will consist of 6 to 12 inch pipes located within roadways and public utility easements. Lots located north of Secret Ravine Creek will connect to existing 8-inch lines from China Garden Road and from the Woodside Subdivision across Interstate 80 freeway. Both lines are currently stubbed within the project area. Lots located south of Secret Ravine Creek will connect to a future 12-inch line within Monument Springs Drive in the Granite Lakes Estates Subdivision, located east of the project site. Please refer to the above off-site improvements discussion for further detail.

#### *Wastewater*

Both project sites are within the service area of the South Placer Municipal Utility District (SPMUD). Sewage for both projects will connect to an existing 24 to 27 inch sewer trunk line within the project boundary, north of Secret Ravine Creek. The sewer lines will consist of 6 to 10 inch pipes located within roadways and public utility easements. Once constructed, SPMUD will own and maintain all the sewer collection and transmission system improvement facilities.

Sewage will be treated at one of two Sewer Treatment Plants owned and operated by the City of Roseville. SPMUD has a long-term contract with the City of Roseville for collecting and treating sewage. Sewage for both projects was included in the capacity for the two treatment plants.

#### *Drainage*

The grading and drainage plans for each project propose to use as much of the natural site topography as possible for storm drainage. The anticipated storm drainage systems for the projects would collect stormwater from the roadways and deliver it to the closest natural drainage path.

The project sites currently contain several natural drainage courses, all of which currently feed into Secret Ravine Creek. Development of the Vista Oaks and Highlands Parcel A Subdivisions would include onsite drainage facilities consisting of drainage inlets and pipes. Collected drainage would flow through culvert outfalls (fitted with oil/grit separators or other Best Management Practices [BMPs]) with stream bank slope protection and then across existing overland grassy swale areas before feeding into Secret Ravine Creek. Swale rip-rap or other protection would also be installed in the overland grassy swale areas, where needed, to reduce the velocity of the flows to protect against erosion.

On-site detention basins would not be developed as part of these projects. As outlined in the Dry Creek Watershed Flood Control Plan, the project sites are located in a portion of the watershed where model studies have indicated that travel time and other timing consideration cause local detention to increase downstream flood flows over existing conditions. The Dry Creek Watershed Flood Control Plan also stated that local detention in the project area would cause no net decrease in regional flood flows.

### *Circulation*

Circulation improvements necessary to serve the Vista Oaks project include the extension of China Garden Road. The extension of this roadway would also provide access to users of the future City parks (Parcels A and E). An emergency vehicle access is proposed via a trail connection across Secret Ravine Creek, connecting Phase 1 and Phase 2. A bridge designed to accommodate a 40,000 pound fire tender will be constructed over the creek flow channel and would serve as an emergency vehicle access to Phase 1. Both the Highlands Parcel A project and the Vista Oaks project would be served by an extension of Monument Springs Drive, which would connect from the Granite Lakes Estates subdivision and ultimately travel out to Greenbrae Road or China Garden Road. The proposed projects would also be served by future connections to the Highlands subdivision within Rocklin and the Stoneridge Specific Plan Area within the City of Roseville.

## **V. Probable Environmental Impacts of the Proposed Project**

The environmental analysis within the EIR will include separate analyses for both projects in each of the EIR chapters. However, because the purpose of this section of the NOP is to describe, very generally, the impacts to be analyzed, the following descriptions of the environmental issues encompass both projects.

### **A. LAND USE**

The Land Use chapter will evaluate the consistency of the proposed project with the City of Rocklin's adopted plans and policies. This chapter will review the City's General Plan, the Zoning Ordinance, the Southeast Rocklin Circulation Element and Traffic Study and EIR, the Highlands EIR, the Granite Lakes EIR, as well as any other appropriate documents, to address consistency issues. The Land Use chapter will further assess the

compatibility of the proposed project with the surrounding land uses, both existing and proposed. The land use chapter will not identify land use impacts and mitigation measures, but will instead note any inconsistencies or incompatibilities with adopted plans and policies created by the approval of the proposed project. Specific impacts addressed in the Land Use chapter will include those associated with the General Plan Amendments for the redistribution and redesignation of land uses from those identified in the General Plan.

## **B. AESTHETICS**

The Aesthetics chapter will summarize existing regional and project area aesthetics and visual setting. The chapter will describe project specific aesthetics issues regarding development of the proposed residential subdivision such as effect on scenic vistas, trees, historic buildings, scenic highways, existing visual character or quality of the site and its surrounding areas, and light and glare. The analysis will also address the impacts related to the construction of a sound wall along Interstate 80 (I-80), which could be as high as 14 feet. This chapter will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies.

## **C. TRANSPORTATION AND CIRCULATION**

The traffic and circulation chapter of the EIR will describe existing traffic conditions, existing plus project traffic conditions, and cumulative traffic conditions. The chapter will also include standards of significance and methods of analysis, and will describe the impacts associated with the traffic and will propose mitigation to reduce the level of impacts, if feasible. The transportation and circulation chapter will summarize the existing and planned regional and local transportation network as well as existing and future traffic conditions. The section will identify traffic loads and capacity of street systems including level of service standards for critical street segments and intersections. Potential traffic effects associated with increases in volumes and changes in the nature of traffic and circulation patterns will be discussed as well as traffic hazards due to design features. In addition, emergency access, transit and bicycle facilities will be discussed.

## **D. AIR QUALITY**

The Air Quality chapter will summarize the regional air quality setting including climate and topography, ambient air quality, and regulatory setting. This chapter will discuss the potential affects associated with changes in air quality, exposure of sensitive receptors to substantial pollutant concentrations, cumulative emissions and long-term effects. In addition, the chapter will include an analysis of the existing setting, thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies. Specific impacts to be addressed in the Air Quality chapter will include short-term impacts related to construction, and potential increase in emissions resulting from increased vehicle trips.

## **E. NOISE**

The Noise chapter will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies. The chapter will summarize regional and local noise setting information, identify relevant regulatory setting information, identify changes in ambient noise characteristics and the effects on sensitive receptors and potential effect of existing noise source generators (I-80) to future residential neighborhoods. The temporary effects of construction noise on existing sensitive receptors will also be addressed.

## **F. BIOLOGICAL RESOURCES**

The Biological Resources chapter will include a description of the existing setting, including any sensitive habitats or special-status species that were identified at the site during site reconnaissance. The chapter will also address the impacts related to the loss of trees, potential impacts to valley elderberry longhorn beetle (VELB) and the existing VELB preserve, as well as the impacts to Secret Ravine Creek, including those associated with the construction of the bridge crossing. Biological impacts related to the construction of the two proposed subdivisions, as well as trail and roadway connections, will also be addressed.

## **G. CULTURAL RESOURCES**

The Cultural Resources chapter will summarize the setting and briefly describe the potential construction-related effects to historical, archaeological, and paleontological resources, including known cultural resource sites. This chapter will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies.

## **H. GEOLOGY**

The Geology chapter will summarize the setting and describe the potential affects from earthquakes, landslides and liquefaction as well as identify any unique geological features within the project sites. The chapter will also address the impacts associated with grading on the project site, such as increased wind and water erosion potential. The geology chapter will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies.

## **I. HYDROLOGY AND WATER QUALITY**

The Hydrology and Water Quality chapter will summarize the setting and evaluate the project's water characteristics regarding recharge, surface flows, flooding, and associated quality of water in and around the project sites. This chapter will include an analysis of the existing setting, identification of the thresholds of significance, identification of

impacts, and the development of mitigation measures and monitoring strategies. Specific impacts to be addressed in the Hydrology and Water Quality chapter will include those related to the increase in urban runoff and flooding potential associated with the addition of impervious surfaces, backwater effects associated with the proposed bridge, and urban runoff water quality issues.

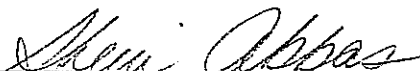
#### J. DISCUSSION OF CUMULATIVE IMPACTS

In accordance with Section 15130 of the CEQA Guidelines, an analysis of the cumulative impacts will be undertaken and discussed. In addition, pursuant to CEQA Section 21100(B)(5), the analysis will address the potential for growth-inducing impacts of the proposed project focusing on whether there will be a removal of any impediments to growth associated with the proposed project.

#### K. DISCUSSION OF ALTERNATIVES

Depending on the nature of the CEQA document used for this project, in accordance with Section 15126.6(a) of the CEQA Guidelines, several project alternatives, including the No Project Alternative, may be analyzed. The alternatives analysis would "describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives". The analysis would include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. The significant effects of the alternatives will be discussed, but in less detail than the significant effects of the proposed project. The discussion will also identify and analyze the "environmentally superior alternative."

Date: December 15, 2004

Signature 

Name/Title: Sherri Abbas, Planning Service Manager

Telephone: (916) 625-5160

Figure 1 – Regional Location Map

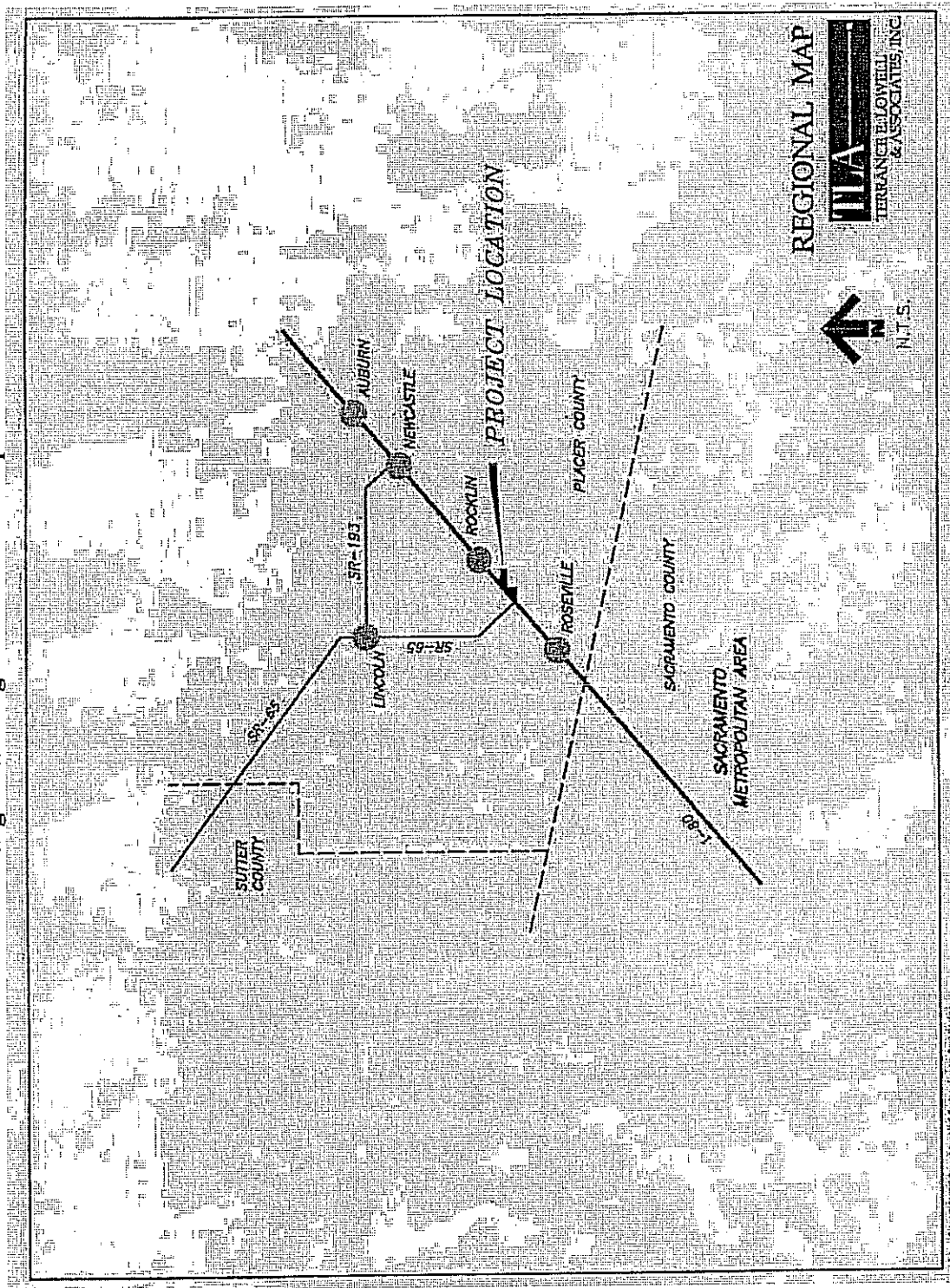
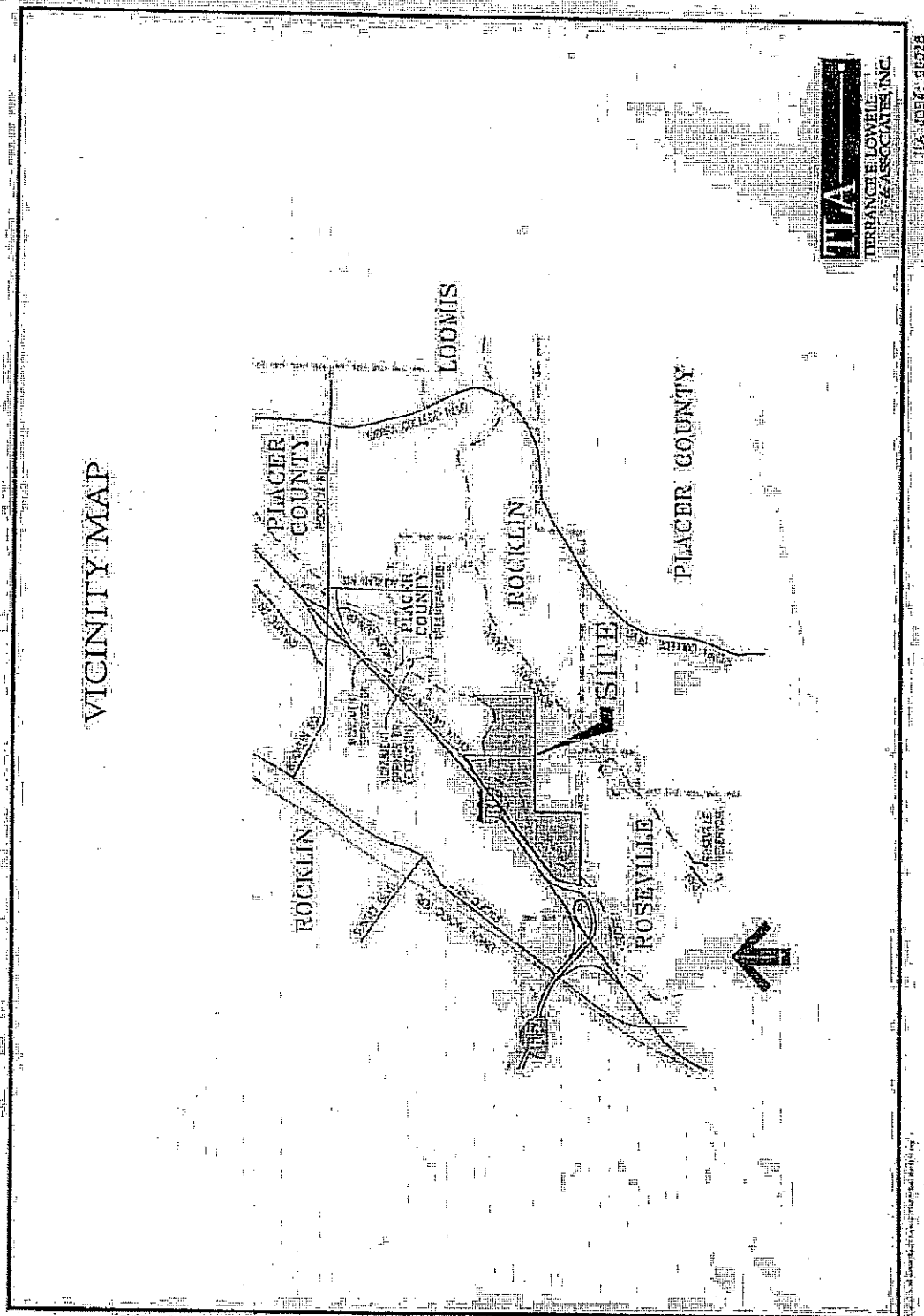




Figure 2 – Project Location Map



### Figure 3 – Vista Oaks General Plan Amendment Exhibit

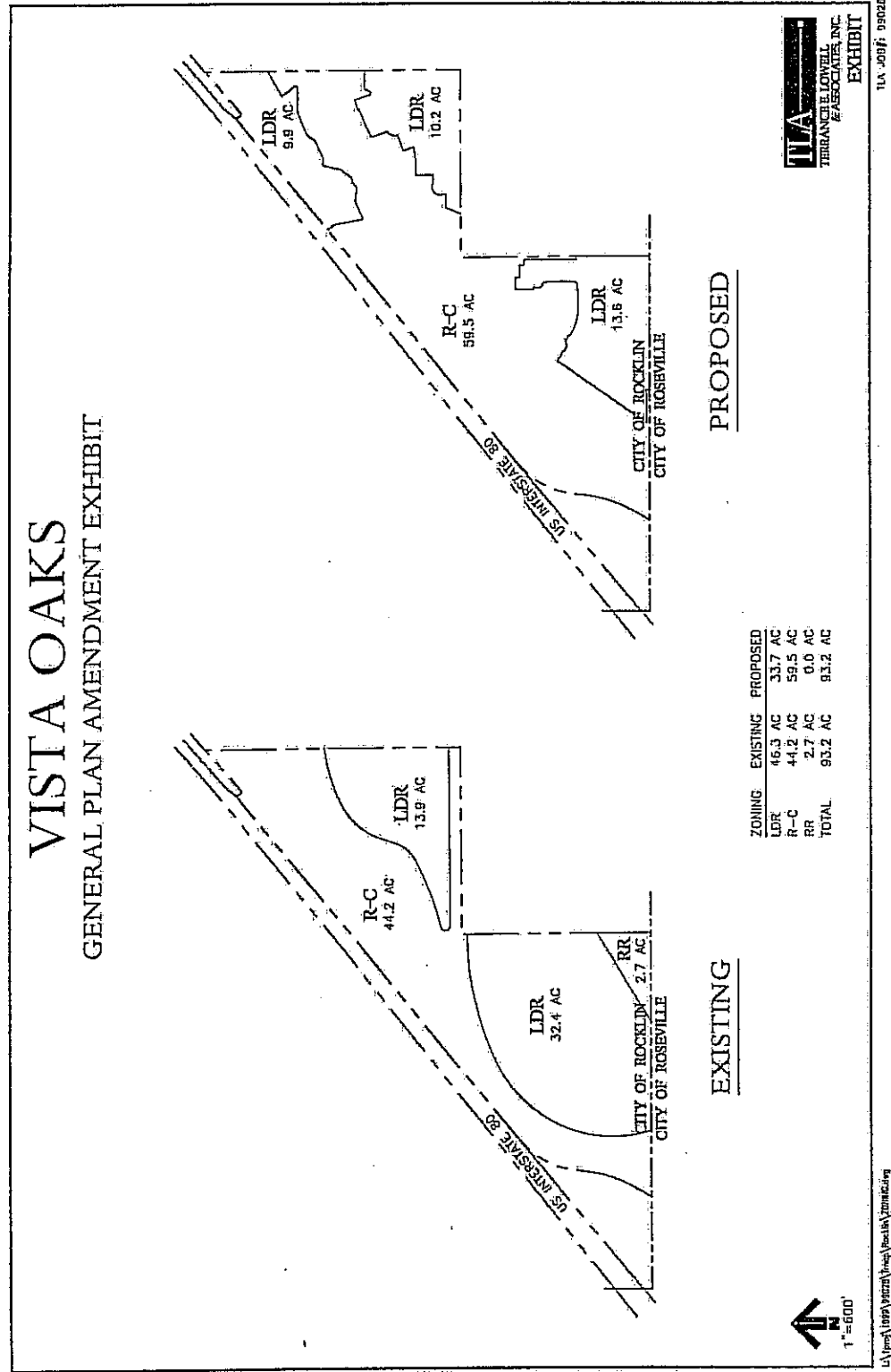


Figure 4 – Vista Oaks Rezoning Exhibit

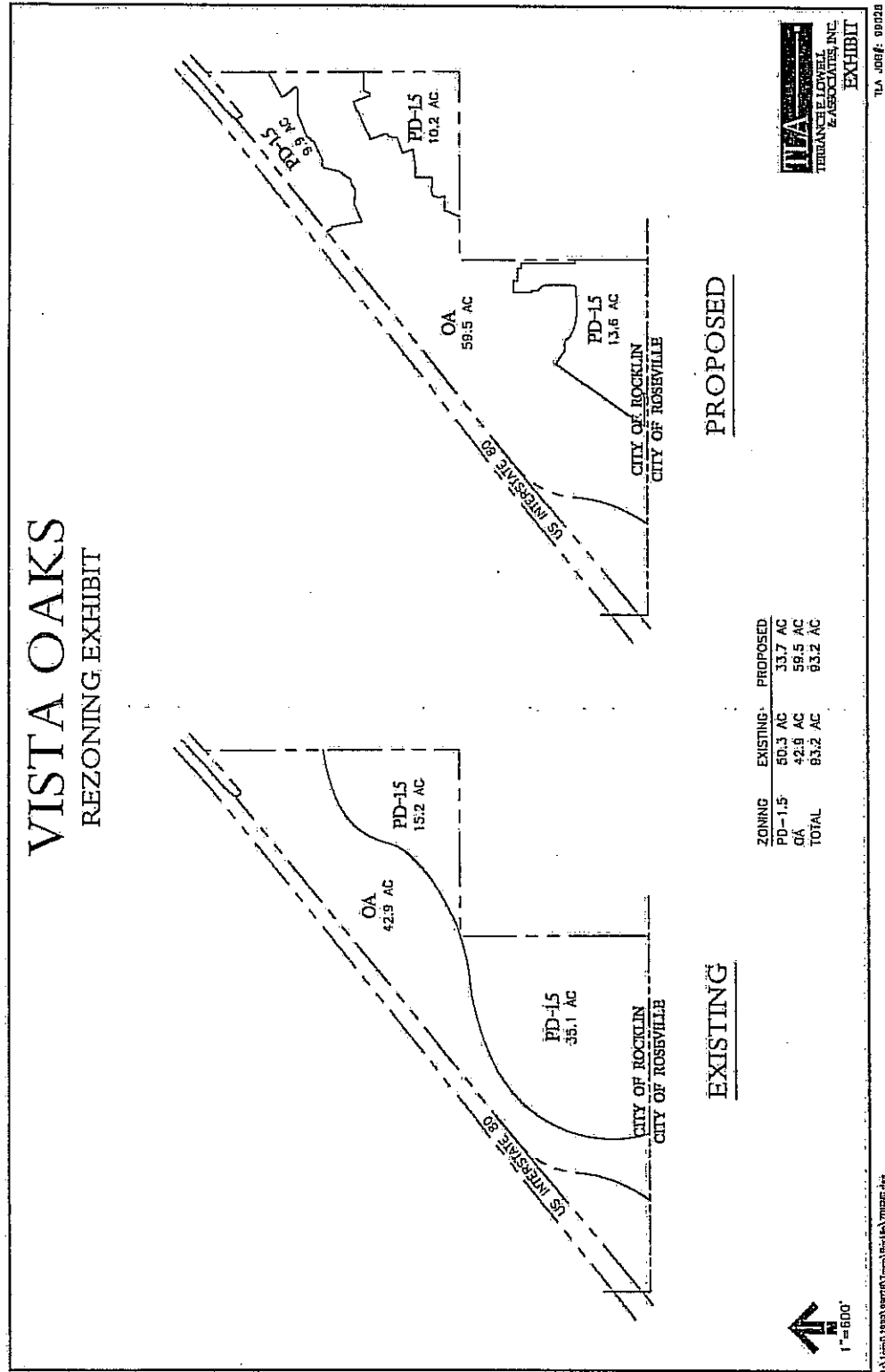


Figure 5 – Highlands Parcel A General Plan Amendment Exhibit

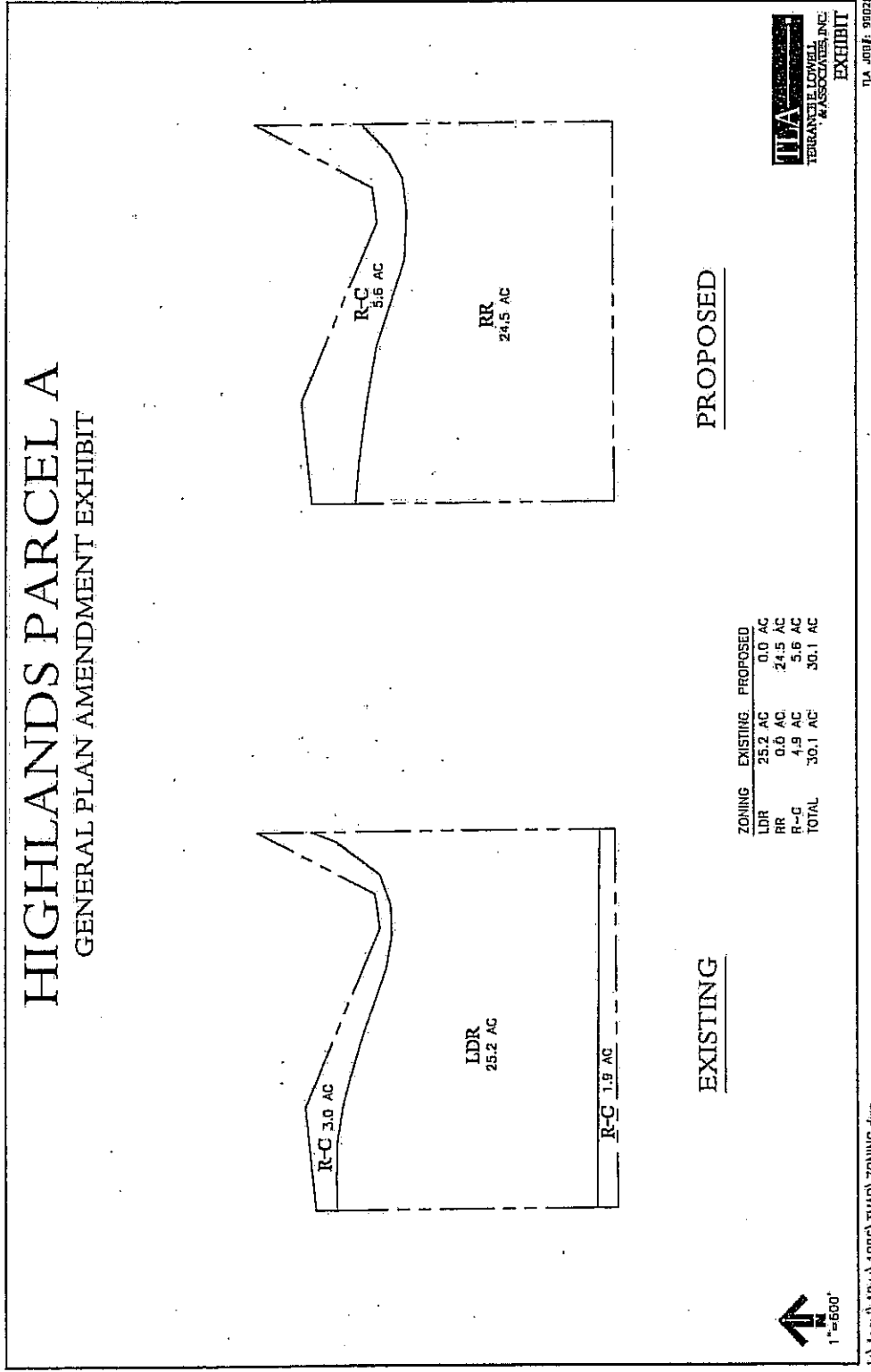


Figure 6 -- Highlands Parcel A Rezoning Exhibit

